



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966

www.creve-coeur.org

PUBLIC NOTICE

**APPLICATION TO PLANNING AND ZONING COMMISSION
#20-019 FOR SITE DEVELOPMENT PLAN FOR A DETACHED
ACCESSORY STRUCTURE FOR AN OUTDOOR PAVILION THAT
INCLUDES AN OUTDOOR CHIMNEY THAT HAS A TOTAL HEIGHT OF
17.5 FEET FOR THE PROPERTY AT 12861 CHAMBLEE LANE**

FOR THE MEETING OF: Monday, July 20, 2020, 6:30 PM

LOCATION: 12861 Chamblee Lane., Zoned A Single Family Residential.

REQUEST: Agape Construction, on behalf of Bob and Kelly Jordan, the homeowners of 12861 Chamblee Lane, Creve Coeur, MO 63141, has submitted an application for a minor site plan for the approval of an outdoor pavilion with a chimney that has a total height of 17.5 feet located behind the home adjacent to the existing pool. Section 405.460(C)(5) states that detached accessory structures in any residential district shall not exceed twelve (12) feet in height. Section 405.620(A)(2) provides that the height limitations stipulated in the applicable districts shall not apply to chimneys, provided that such structures are approved by the Planning and Zoning Commission in accordance with the provisions for site development plan approval in Section 405.1080.

ADDITIONAL INFORMATION: Review of the site development plan is scheduled for the meeting on Monday, July 20, 2020. All meetings are held at 6:30 p.m., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Due to the pandemic emergency, the Planning and Zoning Commission and City Council meetings will be held via teleconference until further notice. Online meetings are hosted through a remote conferencing service called Zoom, which offers audio and/or video conferencing. We encourage you to attend remotely if you have any questions or wish to make a statement. For more information on the meeting and to register please go to: <http://www.crevecoeurmo.gov/1125/Public-Hearing-Registration>.

In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail wkelly@crevecoeurmo.gov.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?

Comprehensive Plan References

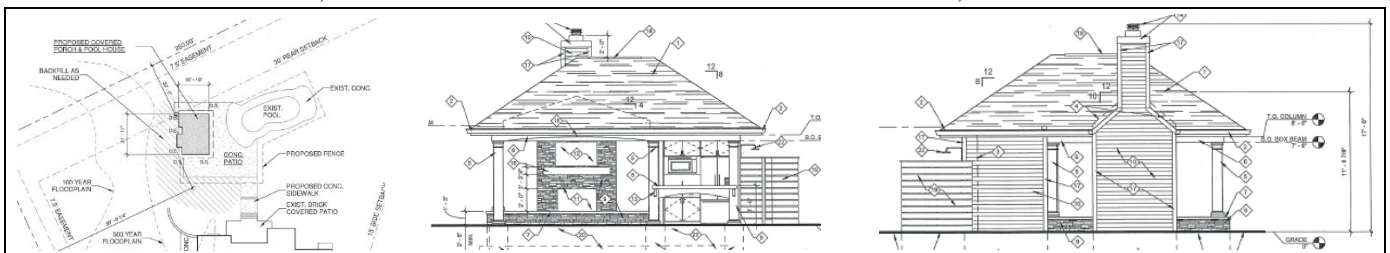
- Countryside Estate (CR)

Zoning Code References

- Section 405.250: "A" Single-Family Residential District
- Section 405.460: Accessory Uses and Structures
- 405.620: Height Exceptions and Limitations
- Section 405.1080 Site Concept, Site Development and Minor Site Plan Approval

APPLICANT: Agape Construction
435 East Clinton Place
Kirkwood, MO 63122

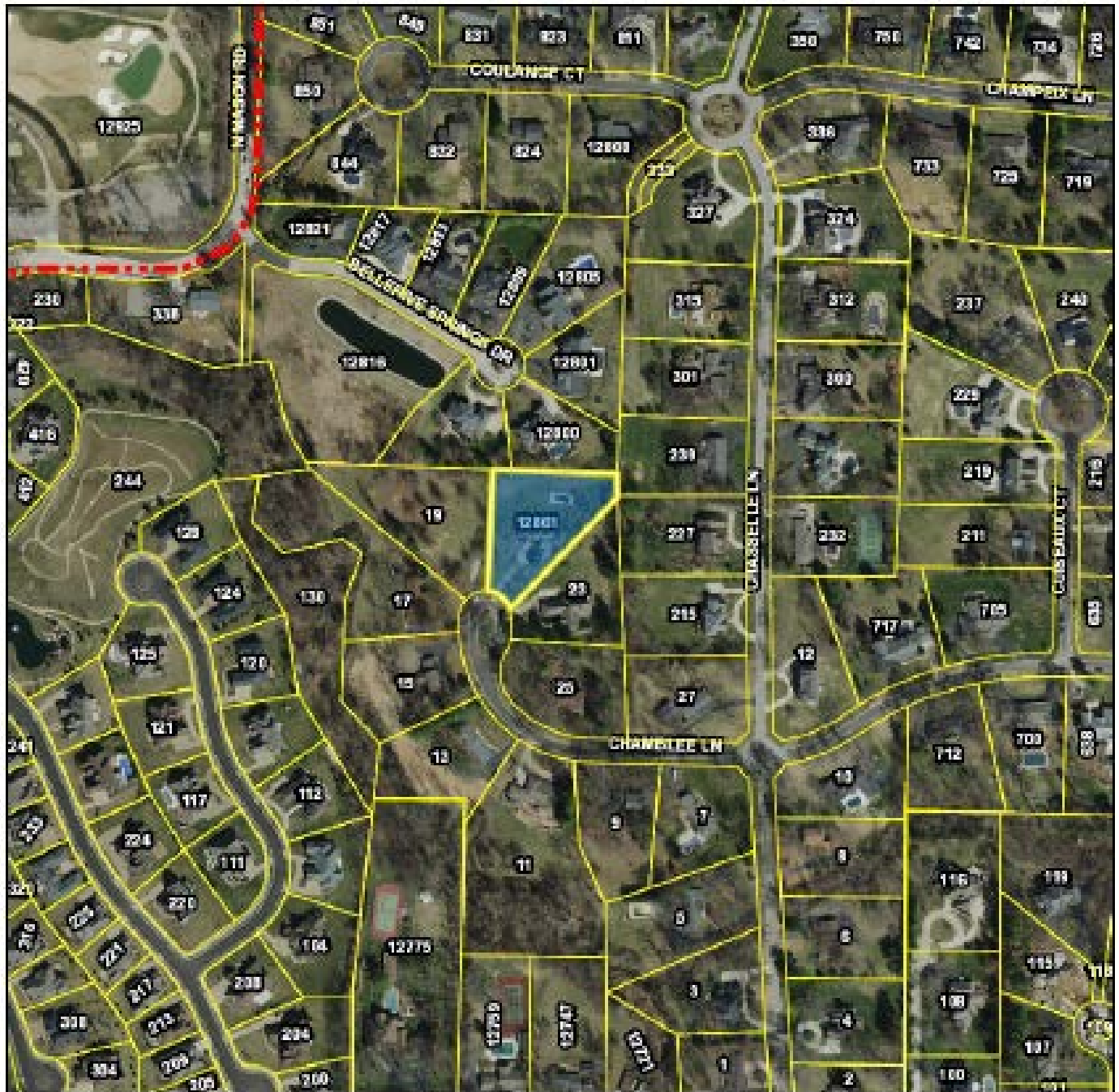
PROPERTY OWNER: Bob and Kelly Jordan
12861 Chamblee Lane
Creve Coeur, MO 63141



STAFF CONTACT: Whitney Kelly, AICP, City Planner

CC: Scott Saunders and Dan Tierney – Ward 4

Aerial Photo

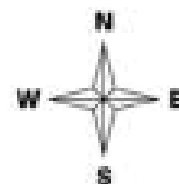


11

City Limits

Parcels

June 22, 2020



Prepared By:

Information Systems

Date: June 15, 2020

To: Planning and Zoning Commission, City of Creve Coeur

Legal Description: Bellecoeur Plat 2 Lot:14 Plat Page:8

On behalf of our client Bob and Kelly Jordan, Agape Construction would like to request your consideration of the chimney height for the proposed project at 12861 Chamblee Lane. Of particular concern to us is the rejection of our building height due to the chimney being the only portion of the building over this 12' height even though section 405.620.A.2 of your zoning code states that chimneys are not included in this height limitation. Our main structure indeed falls within this limitation as the dimension to the center of our roof is less than 12'. As well, and in conjunction with the above, we would ask that you respectfully consider the following:

- The chimney is a small vertical element in relation to the main structure for which we felt this limitation applied. Section 405.460.C.5 states: *Accessory structures in any residential district shall not exceed twelve (12) feet in height with the exception of walls, fences or hedges located within the required side, rear or front yard setback which shall not exceed six (6) feet in height.* Agreed this should pertain to the main structure, but the chimney is required by code to be above a structure by a minimum of 2' for a distance of 10'. This requirement pushed our chimney over the peak of the roof.
- Consideration was given to lowering the roof pitch, however this would still not reduce the chimney height to 12' (while still maintaining the 10' distance required by 2015 IRC).
- Without knowing the intention of the 12' rule, this limitation may be partially created to prevent blocking views from neighboring properties. If so, we are almost 40' off of the property line at the location of the chimney which should cause no view blockage of any kind from the neighboring properties. This is especially true since the property line is a tree line with mature, 40' trees.
- The chimney structure is about +/- 12 s.f. (2' x 6') while the accessory structure footprint is about 370 s.f. (16'-10" x 21'-11"). The chimney therefore accounts for a little over 3% of this footprint (12/370) and therefore felt was not significant enough to be considered for the 12' rule.

In accordance with Section 405.620 (Height Exceptions and Limitations) we are submitting this Site Development Plan (as required by 405.1080) and request the design of the chimney to remain at the height indicated on the proposed design drawings.



city

of

CREVE COEUR

PLANNING DIVISION

300 North New Ballas Road, Creve Coeur, Missouri 63141

Tel. (314) 872-2501 • Fax (314) 872-2505

PLANNING AND ZONING COMMISSION AGENDA APPLICATION

SITE DEVELOPMENT PLAN

Select Project Type: Site Development Plan ☐ Site Concept Plan ☐ Minor Site Plan ☐


Title of Project: Covered porch/patio w/ fireplace, kitchenette and bathroom

Location of Project: 12861 Chamblee Lane **Locator #** _____

Subject for Agenda: Chimney height

Applicant:

Architect ☐ Engineer ☐ Contractor ☒ Agent ☐ Owner ☐

Applicant:	Applicant's Representative (if applicable):
Agape Construction	
Name _____	Name _____
Company (If Applicable) _____	Company (If Applicable) _____
435 East Clinton Pl	
Address _____	Address _____
Kirkwood, MO 63122	
Address _____	Address _____
Telephone # 314-909-9050	Telephone # _____
Fax # _____	Fax # _____
Email: tracy@buildagape.com	Email: _____
 Applicant's Signature	 Applicant's Representative's Signature

Owner's Acknowledgement (if different from applicant):

Bob and Kelly Jordan

Name _____ **Company (If Applicable)** _____

12861 Chamblee Lane Creve Coeur, MO 63141


Address _____

(314) 370-3888

kelly@jordanpersonal.com

Phone _____ **Fax** _____ **Email** _____

DocuSigned by:


Applicant's Signature

(80A2DC7CB90441)

Description of Request (attach additional sheets as needed)

General Description: _____

see attachment _____

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included.

see attachment _____

Submittal Checklist

<input checked="" type="checkbox"/> Rationale	<input checked="" type="checkbox"/> Building elevations for new construction
<input checked="" type="checkbox"/> Site plan 4 hard copies	<input checked="" type="checkbox"/> Photographs of existing structures
<input type="checkbox"/> Access and parking plan-4 hard copies; (may be shown on site plan)	<input type="checkbox"/> Materials samples for Commission review
<input type="checkbox"/> Landscape plan 4 hard copies	<input checked="" type="checkbox"/> Legal Description in Word format
<input checked="" type="checkbox"/> Floor plan 4 hard copies	<input checked="" type="checkbox"/> Fees: \$250 (non-refundable)
<input type="checkbox"/> Electronic copies of all materials	\$2000 (refundable deposit)
	<input type="checkbox"/> Other items as requested by staff

Preferred Public Hearing Date: Monday, July 20, 2020.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

____ All Sections Complete

Received By: _____

____ All Documents, incl. e-Copies

____ Fees Paid

Date: _____

Jason Jaggi, AICP, Director of Community Development

Whitney Kelly, AICP, City Planner

Jessica Stutte, Administrative Assistant (314-872-2501)

Revised: 5/19

Date: June 15, 2020

To: Planning and Zoning Commission, City of Creve Coeur

Legal Description: Bellecoeur Plat 2 Lot:14 Plat Page:8

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DocuSigned by:

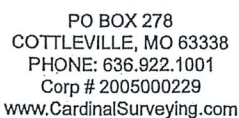
780A4DC7CB90441...

ADJOINING PROPERTY
FENCE LOCATED ONTO
ADJOINING PROPERTY



—X— FENCE
 L PLATTED LENGTH
 P PLATTED DISTANCE
 M MEASURED DISTANCE
 ● SET REBAR
 ▲ SET POINT ON LINE
 ○ FOUND REBAR
 ⊙ FOUND IRON PIPE

SHEET 1 OF 2



REVIEWED BY:
WILLIAM JACOB CLARK
LS# 2002014101

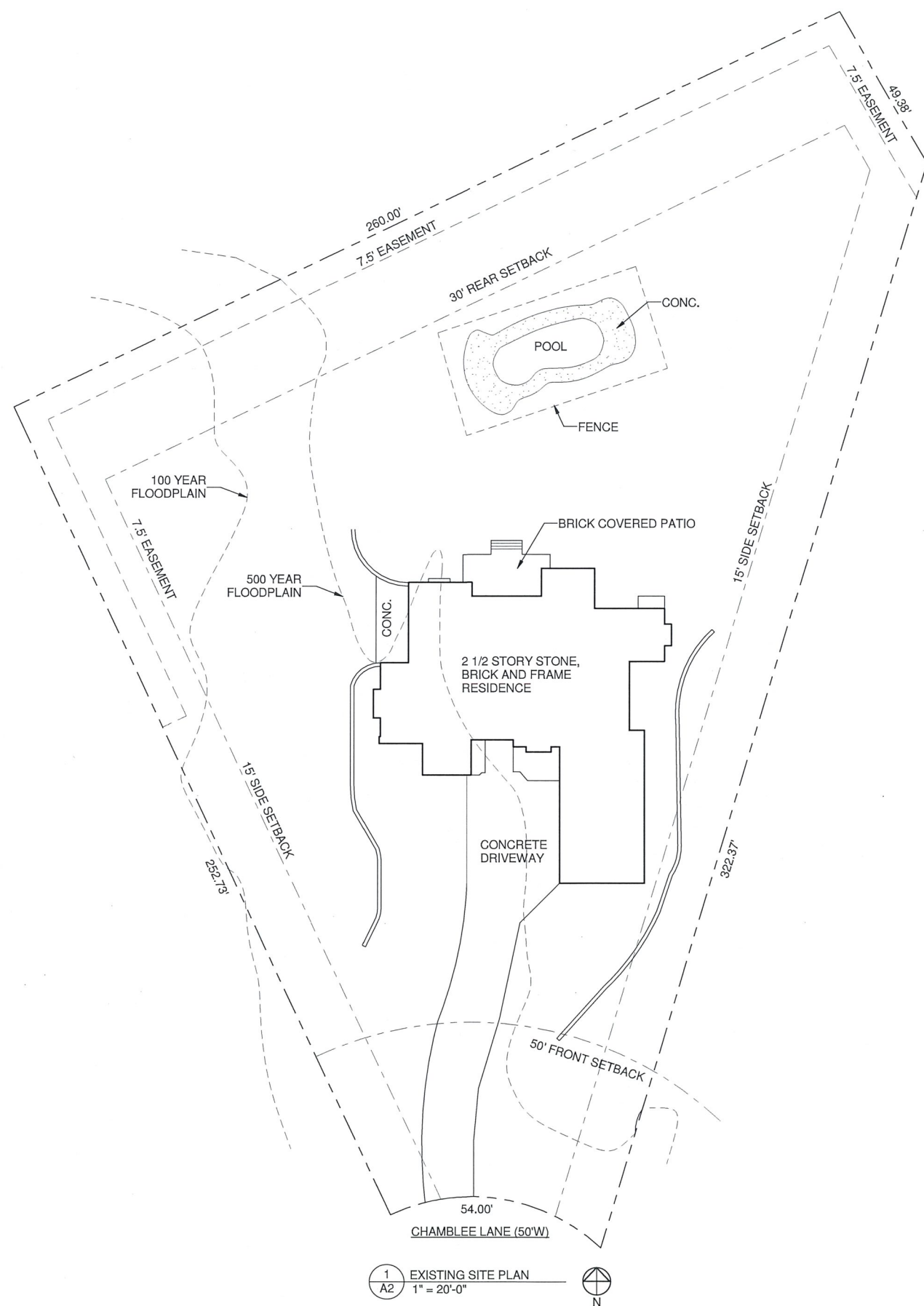
THIS IS TO CERTIFY THAT ON SEPTEMBER 13, 2019 A REQUEST BY FREEDON TITLE COMPANY WAS MADE FOR A BOUNDARY SURVEY AND TO LOCATE THE IMPROVEMENTS ON THE ABOVE NAMED TRACT AND THAT THE RESULTS ARE, TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTED HEREON.



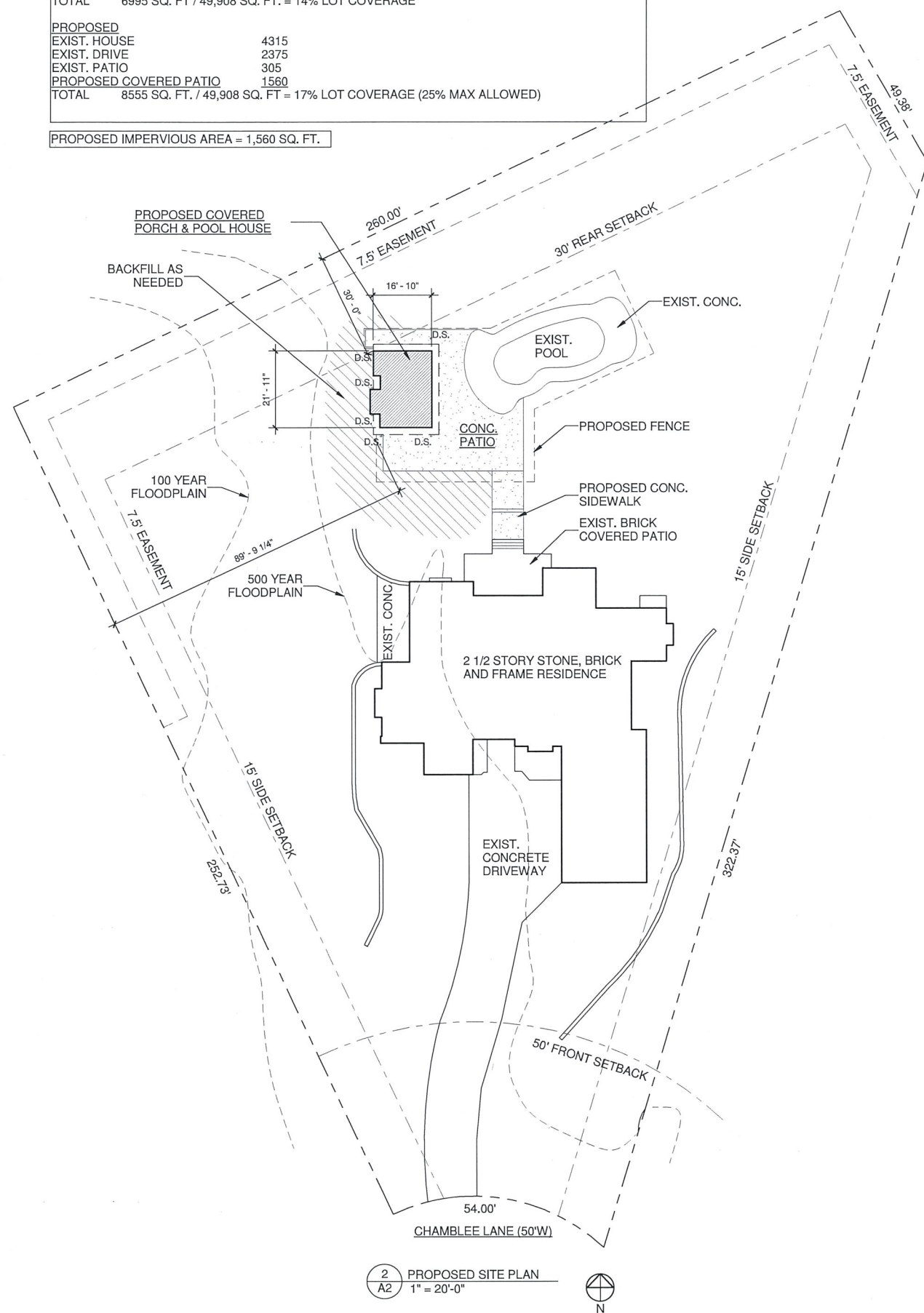




PROPERTY OF AGAPE CONSTRUCTION



<u>SITE COVERAGE</u>	
<u>EXISTING</u>	
HOUSE	4315
DRIVE	2375
PATIO	305
TOTAL	6995 SQ. FT / 49,908 SQ. FT. = 14% LOT COVERAGE
<u>PROPOSED</u>	
EXIST. HOUSE	4315
EXIST. DRIVE	2375
EXIST. PATIO	305
PROPOSED COVERED PATIO	1560
TOTAL	8555 SQ. FT. / 49,908 SQ. FT = 17% LOT COVERAGE (25% MAX ALLOWED)



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KEVIN O'BRIEN
PROFESSIONAL ENGINEER

435 EAST CLINTON PLACE
KIRKWOOD, MISSOURI 63122

PHONE: 314.909.9050
FAX: 314.909.9309

LAURIE SMITH
REGISTERED ARCHITECT
435 EAST CLINTON PLACE
KIRKWOOD, MISSOURI 63122
PHONE: 314.909.9050
FAX: 314.909.9309

ACAPE
Construction
Company
A DESIGN AND BUILD FIRM
435 EAST CLINTON PL
KIRKWOOD, MD 63122

COVERED PORCH
FOR
BOB & KELLY JORDAN
12861 CHAMBLEE LANE
CREVE COEUR, MO 63141

Permit Set 06/02/2020

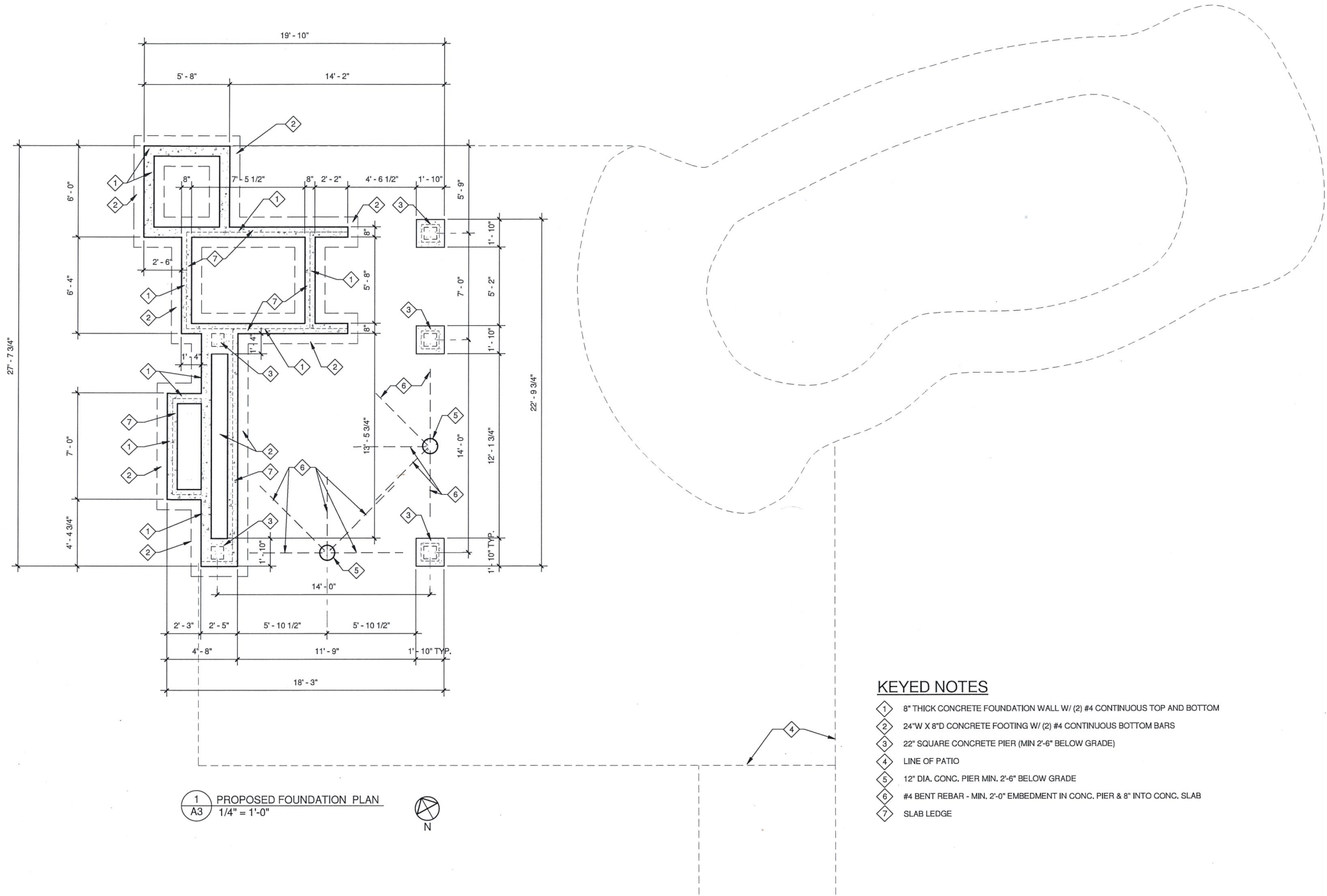
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EXISTING & PROPOSED SITE PLANS

DRAWN BY: R.P.	CHECKED BY: K.O.B.
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A2

6/2/2020 9:12:08 AM



KEYED NOTES

- 1 8" THICK CONCRETE FOUNDATION WALL W/ (2) #4 CONTINUOUS TOP AND BOTTOM
- 2 24"W X 8"D CONCRETE FOOTING W/ (2) #4 CONTINUOUS BOTTOM BARS
- 3 22" SQUARE CONCRETE PIER (MIN 2'-6" BELOW GRADE)
- 4 LINE OF PATIO
- 5 12" DIA. CONC. PIER MIN. 2'-6" BELOW GRADE
- 6 #4 BENT REBAR - MIN. 2'-0" EMBEDMENT IN CONC. PIER & 8" INTO CONC. SLAB
- 7 SLAB LEDGE

1
A3
PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



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06/02/2020

No.	Description	Date

DRAWING TITLE:
**PROPOSED FOUNDATION
PLAN**

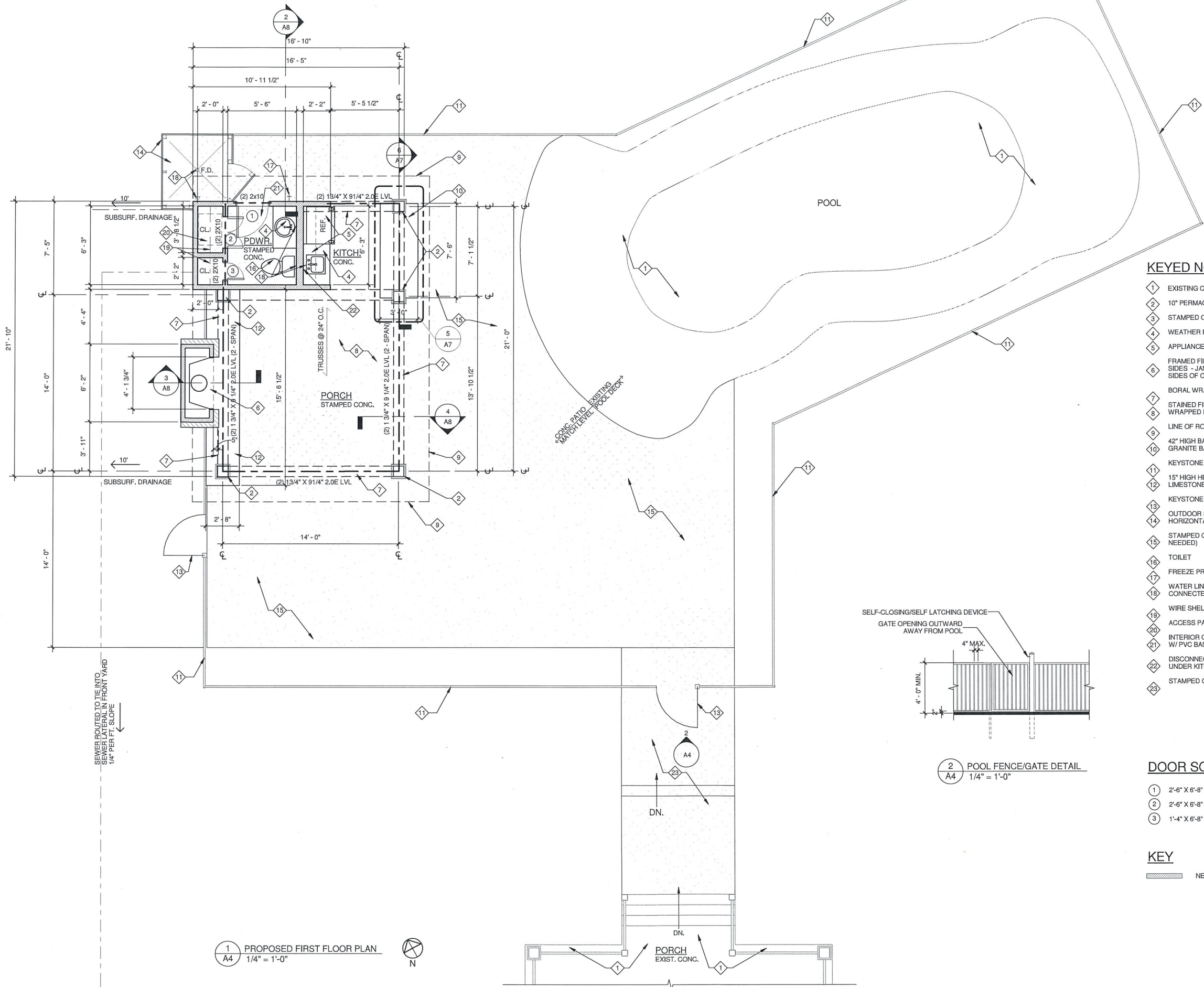
DRAWN BY:
R.P.

CHECKED BY:
K.O.B.

SHEET #

A3

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KEYED NOTES

- 1 EXISTING CONSTRUCTION TO REMAIN
- 2 10" PERMACAST COLUMNS W/ TUSCAN CAP AND BASE
- 3 STAMPED CONCRETE SIDEWALK - MATCH WIDTH OF EXIST. STAIRS
- 4 WEATHER RESISTANT CABINETS W/ GRANITE COUNTERTOP
- 5 APPLIANCES - PROVIDED BY OWNER & INSTALLED BY CONTRACTOR
- 6 FRAMED FIREPLACE W/ WOOD BURNING INSERT, STONE FRONT & SIDES - JAMES HARDIE SIDING ON REAR OF FIREPLACE & ALL SIDES OF CHIMNEY - SEE ELEVATIONS
- 7 BORAL WRAPPED BOX BEAM - PAINTED
- 8 STAINED FIR BEADBOARD CEILING W/ DECORATIVE CEDAR WRAPPED BEAMS - SEE ELECT. & LTG. PLAN FOR BEAM LAYOUT
- 9 LINE OF ROOF ABOVE
- 10 42" HIGH BAR W/ PAINTED FYPON BRACKETS & BRIDGE BELOW & GRANITE BAR TOP
- 11 KEYSTONE ALUMINUM FENCE (PER AG105.2) - MATCH EXISTING
- 12 15" HIGH HEARTH SEAT W/ 4" STONE VENEER & 2 1/4" THICK LIMESTONE CAP
- 13 KEYSTONE ALUMINUM GATE (PER AG105.2) - MATCH EXISTING
- 14 OUTDOOR SHOWER W/ STAMPED CONC. BASE (SLOPE TO DRAIN) & HORIZONTAL PRIVACY FENCE & GATE
- 15 STAMPED CONC. PATIO LEVEL W/ POOL DECK (RAISE GRADE AS NEEDED)
- 16 TOILET
- 17 FREEZE PROOF HOSE BIB
- 18 WATER LINES TO BE SLOPED TOWARD EXIST. HOUSE & CONNECTED TO BASEMENT SHUT OFF, DRAIN & WATER HEATER
- 19 WIRE SHELVING
- 20 ACCESS PANEL
- 21 INTERIOR OF BATHROOM TO BE MOISTURE RESISTANT DRYWALL W/ PVC BASEBOARD.
- 22 DISCONNECT FITTINGS TO BLOW OUT WATER LINES - ACCESSIBLE UNDER KITCHEN SINK.
- 23 STAMPED CONCRETE

DOOR SCHEDULE

- 1 2'-6" X 6'-8" PREFINISHED FIBERGLASS DOOR
- 2 2'-6" X 6'-8" SOLID CORE DOUBLE DOOR
- 3 1'-4" X 6'-8" SOLID CORE DOOR

KEY

NEW 2X4 STUDS @ 16" O.C.

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No.	Description	Date

PROPOSED FIRST FLOOR
PLAN & FENCE DETAIL

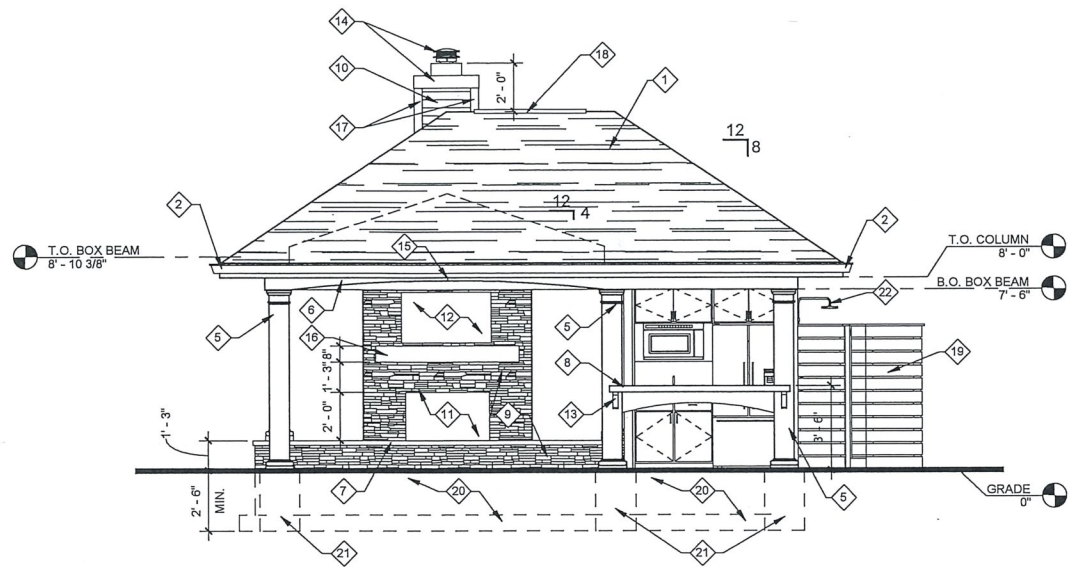
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R.P.

CHECKED BY:
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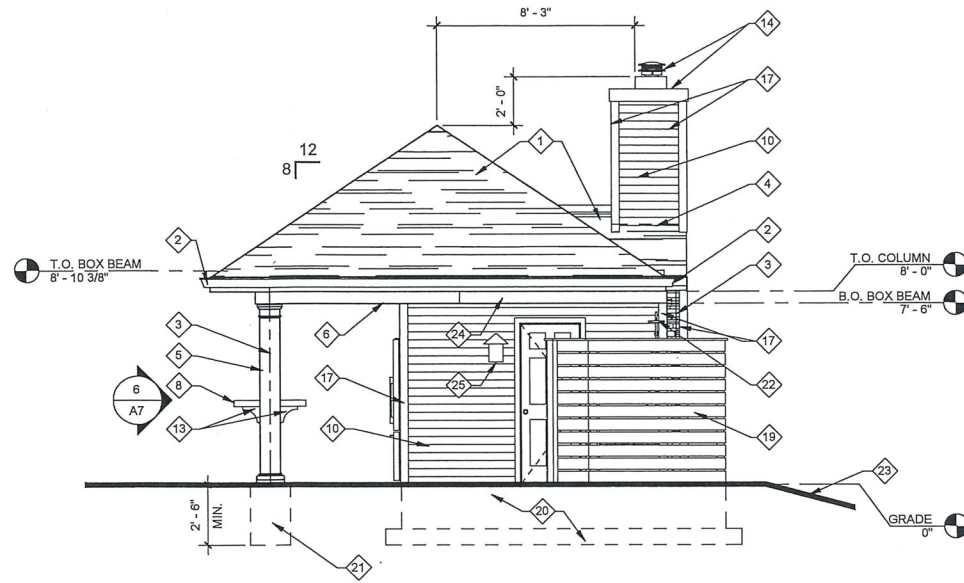
SHEET 4

A4

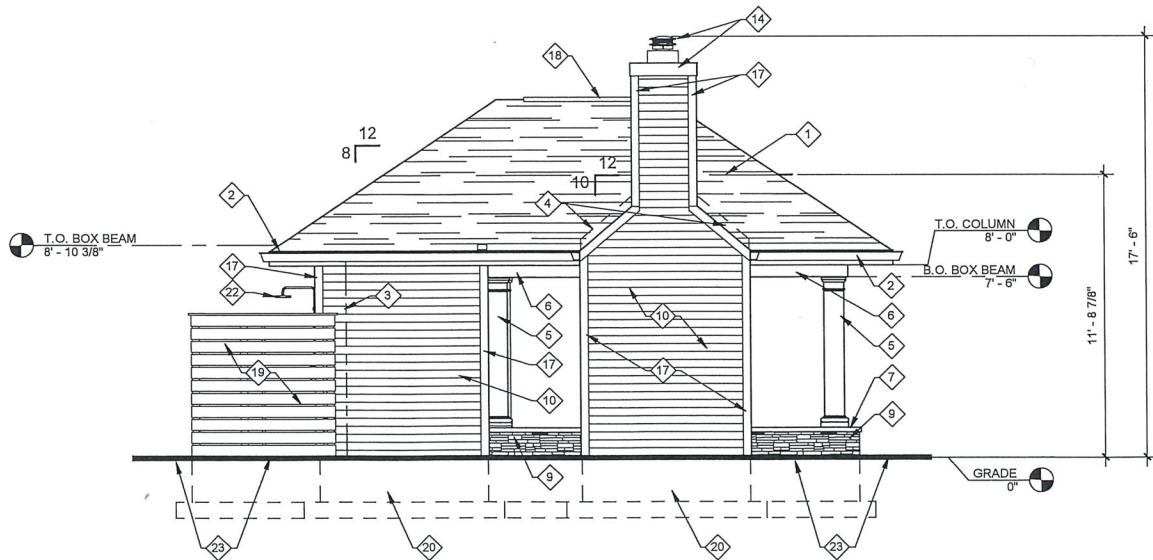
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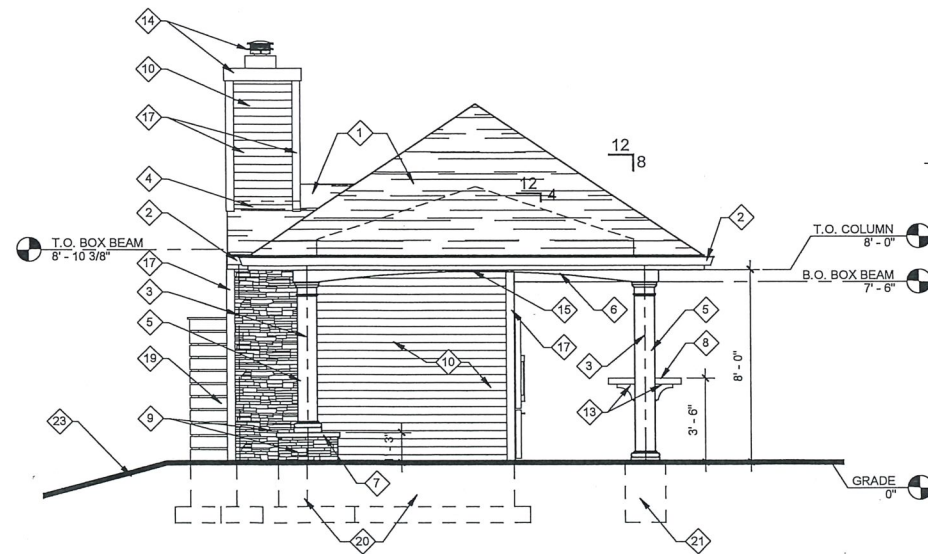
1 EAST - PROPOSED ELEVATION
1/4" = 1'-0"



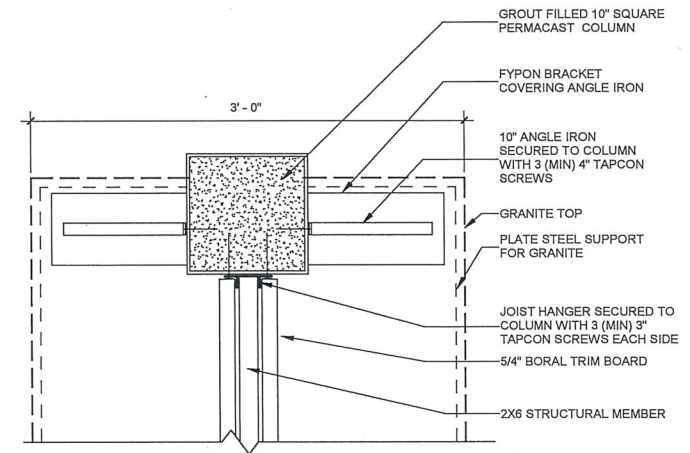
2 NORTH - PROPOSED ELEVATION
1/4" = 1'-0"



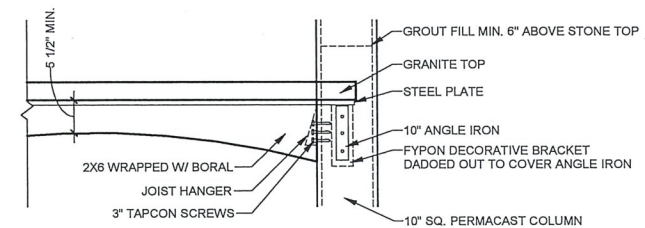
3 WEST - PROPOSED ELEVATION
1/4" = 1'-0"



4 SOUTH - PROPOSED ELEVATION
1/4" = 1'-0"



5 PROPOSED BAR DETAIL
1 1/2" = 1'-0"



6 PROPOSED BAR SUPPORT DETAIL
3/4" = 1'-0"

ELEVATION KEYED NOTES

- 30 YEAR ASPHALT SHINGLES
- CONT. METAL GUTTER ON 2X FASCIA W/ HARDIE GUTTER BOARD
- METAL DOWNSPOUT
- ALUM. FLASHING
- 10" SQUARE PERMACAST COLUMNS
- BORAL WRAPPED BOX BEAM - PAINTED
- LIMESTONE CAP
- GRANITE COUNTERTOP
- 4" STONE
- JAMES HARDIE SIDING - MATCH EXISTING HOUSE
- FIREPLACE W/ WOOD BURNING INSERT
- TV ABOVE FIREPLACE
- DECORATIVE FYPON BRACKETS - PAINTED (TO BE SELECTED)
- METAL FLUE W/ FLUE CAP (SPARK ARESTOR)
- PANEL JOINT
- CEDAR BOX MANTLE -STAINED
- JAMES HARDIE CORNER TRIM BOARD
- RIDGE VENT
- OUTDOOR SHOWER W/ HORIZONTAL PRIVACY FENCE & GATE
- CONCRETE FOUNDATION
- CONC. PIER
- SHOWERHEAD
- BACKFILL GRADE
- FURR OUT TO CONTINUE BOX BEAM ACROSS WALL
- EXTERIOR LIGHT

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PROPOSED ELEVATIONS &
BAR DETAILS

DRAWN BY:
R.P.

CHECKED BY:
K.O.B.

SHEET #
A7